

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0312-00

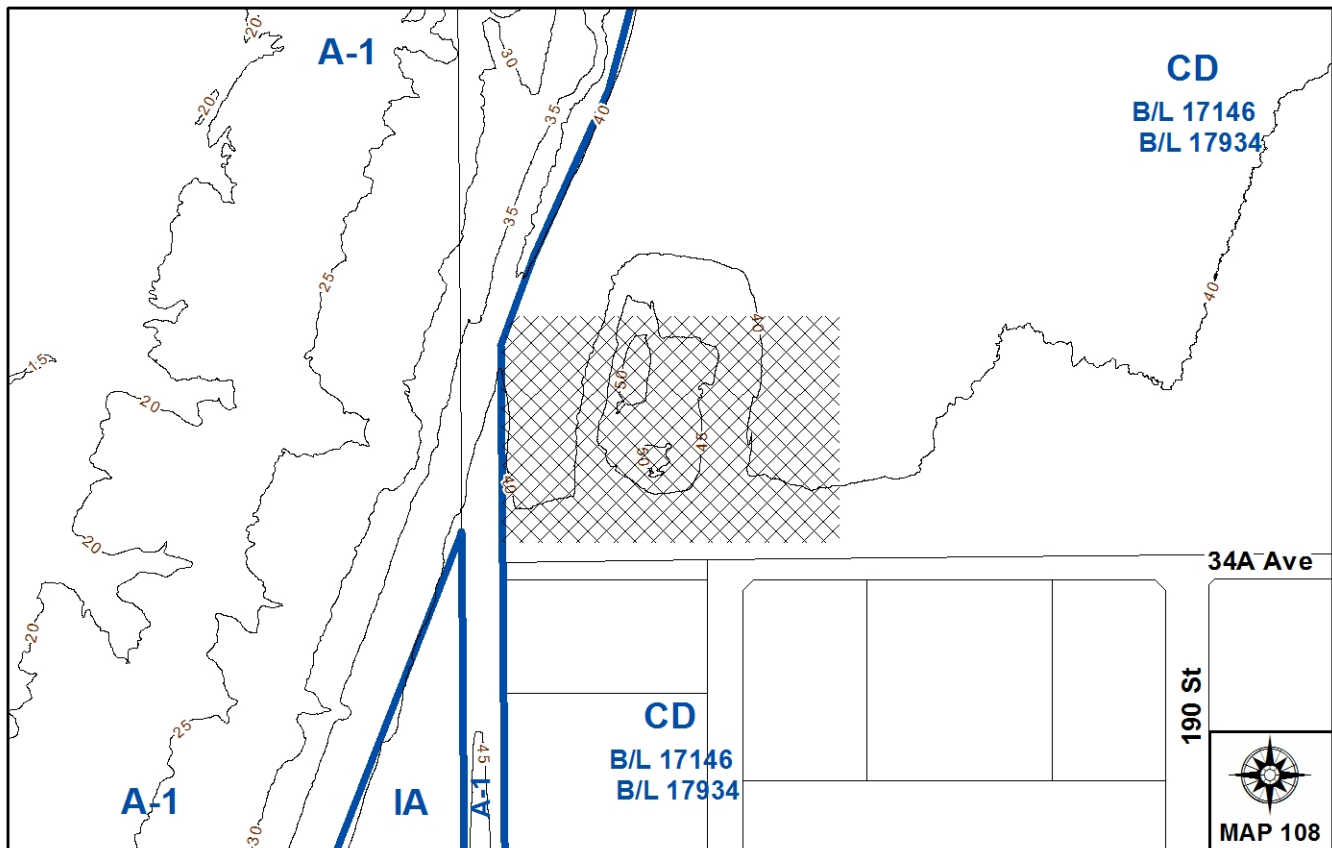
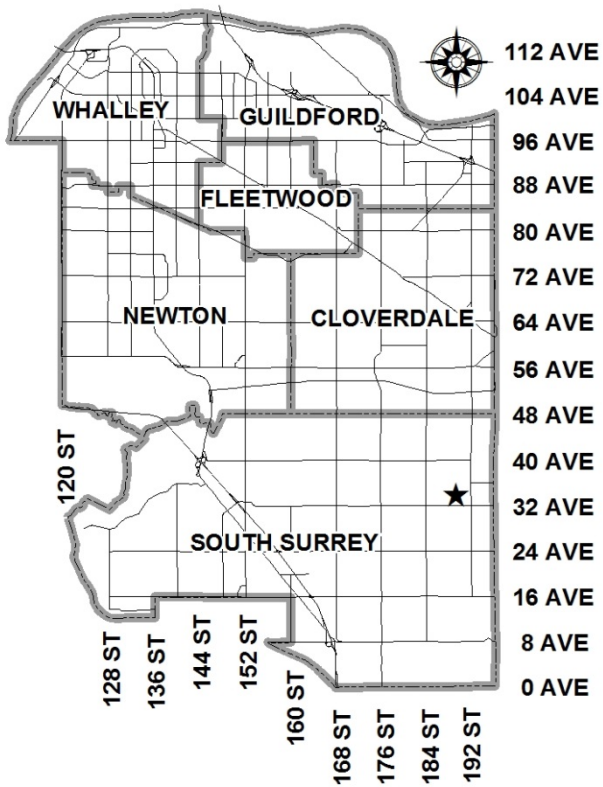
Planning Report Date: February 2, 2015

**PROPOSAL:**

- Development Permit
- Development Variance Permit

to permit the development of a 10,657 m<sup>2</sup> (114,715 ft<sup>2</sup>) warehouse/light manufacturing facility with outdoor storage in the western side yard

**LOCATION:** 18933 - 34A Avenue  
**OWNER:** City of Surrey with the Surrey City Development Corporation (SCDC) as the Beneficial Owner  
**ZONING:** CD (By-law Nos. 17146 & 17934)  
**OCP DESIGNATION:** Mixed Employment  
**LAP DESIGNATION:** Business Park



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RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A Development Variance Permit (DVP) is required to vary the CD By-law in order to permit outdoor storage in the side yard with permeable fencing.

RATIONALE OF RECOMMENDATION

- The proposed development complies with Official Community Plan (OCP) and the Campbell Heights Local Area Plan (LAP).
- The development is consistent with the Campbell Heights North Design Guidelines registered on the site.
- The DVP allowing for outdoor storage in the western side yard, screened by permeable fencing, is supportable given the nature of the business, the configuration of the site and the location of the park and path, west of the site.
- The permeable steel fencing, proposed along the park edge, will reinforce CPTED (Crime Prevention Through Environmental Design) principles, and provide security to the warehouse operations and transparency (eyes and ears) along the path.

### RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7914-0312-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7914-0312-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to allow for 796 m<sup>2</sup> (8,568 ft<sup>2</sup>) of outdoor storage within the western side yard; and
  - (b) to allow such storage to be screened by a permeable decorative fence.
3. Council instruct staff to resolve the following issues prior to final approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
  - (d) resolution of the future planting of a naturalized landscape buffer at the western edge of the site, adjacent to the City's parkland.

### REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Surrey Fire Department:	The City of Surrey Bylaw No.15740 for Public Safety E-Comm Radio Amplification applies to this building.

### SITE CHARACTERISTICS

Existing Land Use: The site is an empty pre-serviced lot, devoid of trees and vegetation

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across):	Vacant development site	Mixed Employment/ Business Park	CD (By-law Nos. 17146 & 17934)
East (Across):	Vacant development site	Mixed Employment/ Business Park	CD (By-law Nos. 17146 & 17934)
South (Across 34A Ave and greenbelt 108A):	3425/3399- 189 Street are both under DP applications (7914-0372-00, 7914-0373-00). DP 7914-0047-00 for an industrial building at 3420 - 189 Street was approved and issued by Council June, 2014	Mixed Employment/ Business Park	CD (By-law Nos. 17146 & 17934)
West:	Park land/agricultural land	Conservation/Recreation, Agriculture/ Open Space Corridors/ Buffers	A-1

## DEVELOPMENT CONSIDERATIONS

### Background:

- The development site is located at the northwest corner of 34A Avenue and 189 Street, at the western edge of the Campbell Heights North Business Park. The site abuts City parkland along the length of the property's western edge, where there is an informal path, and along the property's southern edge, west of intersection of 34A Avenue and 189 Street, where there is a more formalized asphalt path.
- The site measures 23,700 m<sup>2</sup> (5.86 acres) in area and is designated "Mixed Employment" in the Official Community Plan (OCP) and "Business Park" in the Campbell Heights Local Area Plan (LAP).
- The property was created under the Campbell Heights North (Phase III) development (Application No. 7912-0159-00) and is zoned for Comprehensive Development (CD) development. The CD By-law (Nos. 17146 and 1793), governing the use of the site, allow for light impact industry, warehouse uses, distribution centres, along with limited office and other accessory uses, forming part of a comprehensive design.
- Under the original rezoning and subdivision applications, the site was cleared; consequently, there are no trees or vegetation left on the site.

### Proposal:

- The applicant is applying for a Development Permit for a 10,657 m<sup>2</sup> (114,715 ft<sup>2</sup>) warehouse/light manufacturing facility with office space. A DVP is also requested to allow outdoor storage within the site's western side yard, screened by permeable fencing.

- The facility is being developed for the R. Wales Division of Weir Minerals. The Division specializes in providing rubber and elastomer coatings to pipes, valves, specialized fabrications and pump components used in mining and oil sands applications.
- The company is presently located in North Richmond and Delta and is working out of three separate facilities. The new facility will consolidate the company's operations, house the engineering and administrative offices and provide the space for the warehousing, coating and engineering work required for their pipe, valve, fabrication and pump products. It is estimated 20 engineering and administration staff, and 60+ highly skilled manufacturing and warehouse workers will be employed on site.

#### Site Layout and Design:

- The new facility will be a concrete tilt up structure measuring 10,657 m<sup>2</sup> (114,715 ft<sup>2</sup>) in area. Altogether the building will consist of 9,625 m<sup>2</sup> (103,600 ft<sup>2</sup>) warehouse and manufacturing space, serviced by 6 loading bays, and 1,032 m<sup>2</sup> (11,116 ft<sup>2</sup>), of office space.
- The building will be sited towards the southern property line, with the main entrance and office area located towards the southeast corner of the site. The location of the two storey office area, adjacent to 34 A Avenue, will provide both animation and interest at the street level, and eyes on the site.
- The site's parking lot located on the east side of the building will provide for 114 employee and visitor parking stalls.
- The site will be accessed from 34A Avenue via a cross access easement which will be shared with the property to the east. Securing this cross access easement will be a condition of DP issuance.
- Three covered steam heated autoclaves associated with the pipe manufacturing process, along with 14 additional secured staff parking stalls will also be located at the rear of the property.

#### Design Proposal and Review:

- The proposed building is generally consistent with the design guidelines outlined in the Campbell Heights North Design Guidelines and is reflective of the standards within the area. The development concept behind Campbell Heights is a high quality, sustainable industrial business park.
- Overall the building will have a modern linear appearance. The office portion of the building will be painted a deep blue with light and dark grey accents and make use of clear silver anodized aluminum storefront framing, vision and reflective grey spandrel glass.
- In contrast, the warehouse portion of the building will be finished in a light grey (silver half dollar) tone, and accented with painted bands of colour (also in blue and dark grey) to break up the expanse of the warehouse walls and add interest and relief to the building.

- Additional trees and shrubs are also to be planted along the southern edge of the warehouse, adjacent to the Park and formalized asphalt pathway which will help break up the façade and the long expanse of the warehouse.

#### Landscaping:

- The landscaping plan for the site calls for 43 new trees on-site (including Western red cedar, dogwood, katsura and sweet gum), along with shrubs and vines and groundcover planted around the building and parking lot areas.
- In particular the landscaping plan will provide for 3 metres (10 ft.) of landscaping along 34A Avenue and another 7.5 metres (25 ft) of landscaping between the building and the southern property line, at the Park edge.
- Planted bioswales and landscaping strips along 34A Avenue and the western and northern property lines will also help treat storm water runoff and allow for site bio-filtration.
- Bike racks and planters will be placed near the main entrance to the building. A concrete sidewalk to the office entrance will also provide a direct pedestrian connection to the street.
- The office area will enhanced by a small staff amenity area, consisting of concrete patio, bench seating and canopy overlooking the Park and formal path. The secured staff parking lot at the north side of the site, enclosed with 2.5 m (8 ft) decorative picket steel fencing, will be further screened by 1.5 m (5 ft) cedar hedging. The site's garbage area and PMT will also be enclosed within the building.

#### PRE-NOTIFICATION

- A development sign was posted on the site in January 2015 and the project was referred to the Little Campbell Watershed Society (LCWS) for review and comment. The LCWS has indicated they have no objection to the proposal and there is no apparent short-term impact perceived on the Little Campbell River at this time.

#### SUSTAINABLE DEVELOPMENT CHECKLIST

On November 15, 2014, the applicant prepared and submitted a sustainable development checklist for the development site. The table below summarizes the features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The development application is consistent with the prescribed use (Land Use Designations and Zoning) and site context.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The project density is in keeping with the Zoning By-law.</li> </ul>

Sustainability Criteria	Sustainable Development Features Summary
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>The project will incorporate bio-swales and provisions for recycling and waste management as per the Campbell Heights guidelines.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>The project will include bike racks and lockers.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>The site will utilize CPTED (Crime Prevention through Environmental Design) principles.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>The building will be designed to incorporate ASHRAE 90.1 standards.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>None</li> </ul>

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To allow for outdoor storage within the side yard setback, screened by permeable fencing.

Applicant's Reasons:

- The CD zone governing the site does not permit outdoor storage in a side yard. Where it is permitted, the zone calls for outdoor storage to be completely screened to a height of at least 2.5 m (8 ft) by buildings and/or solid decorative fencing and/or substantial landscaping strips.
- Weir Minerals will require 796 m<sup>2</sup> (8,568 ft<sup>2</sup>) of the western side yard for storing steel pipes. A portion of the storage area will have a linear concrete pad that will form the base for the main racking system at the side of the building. The rest of the paved area, finished in asphalt will be wide enough to accommodate additional storage needs and forklift manoeuvring as necessary.
- Staff have requested that the fencing treatment enclosing Weir's western side yard (and outdoor storage) be semi-transparent given the location of the adjacent informal park path to improve the safety of trail users.

Staff Comments:

- The use of the western side yard for outdoor storage is appropriate given the configuration of the site. In most instances, side yards are visible from the front street. Consequently, outdoor storage is typically relegated to the rear yard and effectively screened by high buildings, solid decorative fencing and substantial landscaping to preserve the look and feel of Campbell Heights Business Park.

- In this instance the western side yard is not visible from the street, but tucked away at the far end of the building away from the office area, parking lot and street. It therefore provides an ideal area for the clean storage and stacking of pipes. The area cannot, however, be enclosed and screened by solid fencing, given its proximity to the Park.
- The applicant has consequently worked with staff and opted to use a high end, 2.5 m (8 ft.) attractive ornamental picket steel fence to enclose the outdoor storage area. The proposed fencing will keep the site secure while providing safety and transparency for Park pedestrians in keeping with CPTED principles.
- Staff has no objection to the proposed variance and notes the proposed picket fence will be effective in detracting from tagging and graffiti.
- The Parks Department has indicated it would like to upgrade the informal path system at the western edge of the Campbell Heights North area. Parks' plans include the planting of naturalized landscape buffers along industrial properties to soften the edge of paths, enhance biodiversity and increase the overall trail experience.
- To this end, in lieu of providing additional low level planting on parkland adjacent to the proposed picket fence, Weir Minerals has indicated it will consider making a voluntary cash contribution to the future planting of this buffer.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I	Lot Owners, Action Summary and Project Data Sheets
Appendix II	Site Plan, Building Elevations, Landscape Plans
Appendix III	Engineering Summary
Appendix IV	Development Variance Permit No. 7914-0312-00

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

HP/da

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                Ryan Jenkins  
   Beedie Development Group  
   Address:            3030 - Gilmore Diversion  
   Burnaby, BC V5G 3B4  
  
   Tel:                 604-436-7801 - Primary  
   604-436-7801 - Cellular

2.      Properties involved in the Application

- (a)      Civic Address:                18933 - 34A Avenue
- (b)      Civic Address:                18933 - 34A Avenue  
                 Owner:                    City Of Surrey  
                 PID:                        029-430-372  
                 Lot 19 Section 28 Township 7 New Westminster District Plan EPP41342

3.      Summary of Actions for City Clerk's Office

- (a)      Proceed with Public Notification for Development Variance Permit No. 7914-0312-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Development Permit.

## DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law Nos. 17146 & 17934)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	23,591.76 m <sup>2</sup>	23,591.76 m <sup>2</sup>
Road Widening area	-	-
Undevelopable area	-	-
Net Total	23,591.76 m <sup>2</sup>	23,591.76 m <sup>2</sup>
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	45%
Paved & Hard Surfaced Areas	-	-
Total Site Coverage	-	-
SETBACKS ( in metres)		
Front	7.5 m (25 ft)	7.62 m (25 ft)
Rear	7.5 m (25 ft)	19.79 m (65 ft)
Side #1 (E)	7.5 m (25 ft)	45.07 m (148 ft)
Side #2 (W)	7.5 m (25 ft)	14.50 (48 ft)
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m (45 ft)	9.75m (32 ft)
Accessory	6 m (20 ft)	-
NUMBER OF RESIDENTIAL UNITS	-	-
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	-	-
FLOOR AREA: Commercial	-	-
Retail		
Office		
FLOOR AREA: Industrial	10,657 m <sup>2</sup> (114,715 ft <sup>2</sup> )	10,657 m <sup>2</sup> (114,715 ft <sup>2</sup> )
FLOOR AREA: Institutional	-	-
TOTAL BUILDING FLOOR AREA	10,657 m <sup>2</sup> (114,715 ft <sup>2</sup> )	10,657 m <sup>2</sup> (114,715 ft <sup>2</sup> )

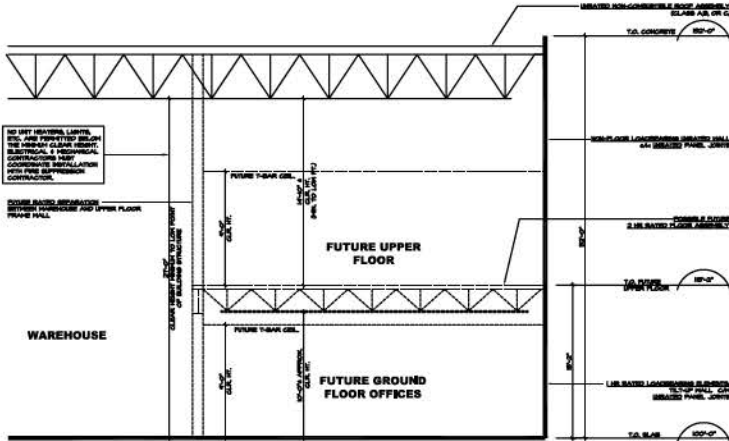
***\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.***

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)	-	-
# of units/ha /# units/acre (net)	-	-
FAR (gross)	-	-
FAR (net)	1.00	.45
AMENITY SPACE (area in square metres)	-	-
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	-	
Industrial	107	114
Residential Bachelor + 1 Bedroom	-	-
2-Bed		
3-Bed		
Residential Visitors	-	-
Institutional	-	-
Total Number of Parking Spaces	107	114
Number of disabled stalls		2
Number of small cars	2	-
Tandem Parking Spaces: Number / % of Total Number of Units	-	-
Size of Tandem Parking Spaces width/length	-	-

PROPOSED BUILDING FOR:  
**Weir Minerals**

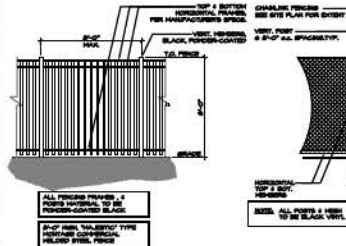
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Legal: Lot 19 Section 29 Township 7 Plan EPP41342 NWD  
PID: 029-430-372



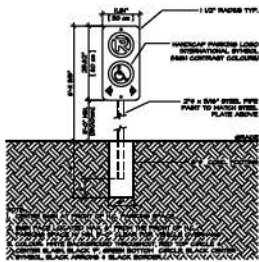
7 CLEAR HEIGHT AND  
CODE COMPLIANCE DIAGRAM  
SCALE: 1/8"



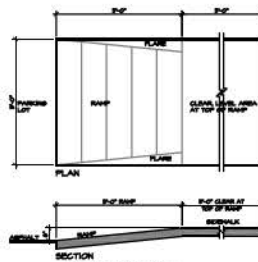
8 DECORATIVE FENCE DETAIL  
SCALE: 1/8"



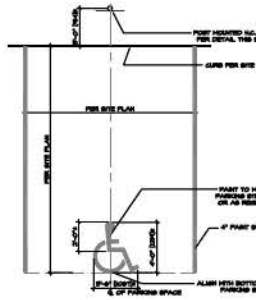
9 TYPICAL CHAINLINK  
FENCE DETAIL  
SCALE: 1/8"



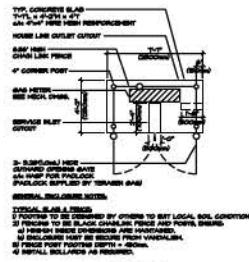
1 HANDICAP SIGN DETAIL  
SCALE: 1/8"



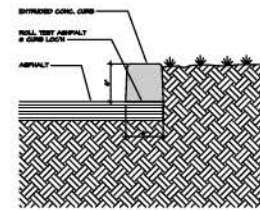
2 TYP. HANDICAP CURB CUT ACCESS RAMP  
SCALE: 1/8"



3 HANDICAP SYMBOL DETAIL  
SCALE: 1/8"



4 GAS PAD DETAIL PLAN  
SCALE: 1/8"



5 CONCRETE CURB DETAIL  
SCALE: 1/8"

ARCHITECTURAL DRAWING LIST	
COVER SHEET (SITE DETAILS)	A-0
SITE PLAN	A-1
FLOOR PLAN	A-2
DETAILED OFFICE GROUND FLOOR PLAN	A-3
DETAILED OFFICE UPPER FLOOR PLAN	A-4
ELEVATIONS	A-5
COLOR ELEVATIONS	A-6
RESERVED FOR DETAILED ELEVATIONS	A-7
ROOF PLAN	A-8
SECTIONS	A-9

**ASHRAE COMPLIANCE NOTES (PART 10)**

ALL BUILDING COMPONENTS TO CONFORM FULLY WITH THE REQUIREMENTS OF A. ASHRAE 90.1-2010, ASHRAE 90.1-2010, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

9.1 INSULATION: INSULATION IS REQUIRED IN SECTION 9.1.1. IT SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 9.1.1. THROUGH 9.1.1.1.

9.2 GLAZING: INSULATION IS REQUIRED IN SECTION 9.2.1. IT SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 9.2.1. THROUGH 9.2.1.1.

9.3 DOORS: INSULATION IS REQUIRED IN SECTION 9.3.1. IT SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 9.3.1. THROUGH 9.3.1.1.

9.4 WINDOWS: INSULATION IS REQUIRED IN SECTION 9.4.1. IT SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 9.4.1. THROUGH 9.4.1.1.

9.5 ROOFS: INSULATION IS REQUIRED IN SECTION 9.5.1. IT SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 9.5.1. THROUGH 9.5.1.1.

9.6 FLOORS: INSULATION IS REQUIRED IN SECTION 9.6.1. IT SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 9.6.1. THROUGH 9.6.1.1.

9.7 PARTITIONS: INSULATION IS REQUIRED IN SECTION 9.7.1. IT SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 9.7.1. THROUGH 9.7.1.1.

9.8 EXTERIOR WALLS: INSULATION IS REQUIRED IN SECTION 9.8.1. IT SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 9.8.1. THROUGH 9.8.1.1.

9.9 INTERIOR WALLS: INSULATION IS REQUIRED IN SECTION 9.9.1. IT SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 9.9.1. THROUGH 9.9.1.1.

9.10 CEILING: INSULATION IS REQUIRED IN SECTION 9.10.1. IT SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 9.10.1. THROUGH 9.10.1.1.

9.11 FLOORS: INSULATION IS REQUIRED IN SECTION 9.11.1. IT SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 9.11.1. THROUGH 9.11.1.1.

9.12 ROOFS: INSULATION IS REQUIRED IN SECTION 9.12.1. IT SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 9.12.1. THROUGH 9.12.1.1.

9.13 EXTERIOR WALLS: INSULATION IS REQUIRED IN SECTION 9.13.1. IT SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 9.13.1. THROUGH 9.13.1.1.

9.14 INTERIOR WALLS: INSULATION IS REQUIRED IN SECTION 9.14.1. IT SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 9.14.1. THROUGH 9.14.1.1.

9.15 CEILING: INSULATION IS REQUIRED IN SECTION 9.15.1. IT SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 9.15.1. THROUGH 9.15.1.1.

9.16 FLOORS: INSULATION IS REQUIRED IN SECTION 9.16.1. IT SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 9.16.1. THROUGH 9.16.1.1.

9.17 ROOFS: INSULATION IS REQUIRED IN SECTION 9.17.1. IT SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 9.17.1. THROUGH 9.17.1.1.

9.18 EXTERIOR WALLS: INSULATION IS REQUIRED IN SECTION 9.18.1. IT SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 9.18.1. THROUGH 9.18.1.1.

9.19 INTERIOR WALLS: INSULATION IS REQUIRED IN SECTION 9.19.1. IT SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 9.19.1. THROUGH 9.19.1.1.

9.20 CEILING: INSULATION IS REQUIRED IN SECTION 9.20.1. IT SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 9.20.1. THROUGH 9.20.1.1.

9.21 FLOORS: INSULATION IS REQUIRED IN SECTION 9.21.1. IT SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 9.21.1. THROUGH 9.21.1.1.

9.22 ROOFS: INSULATION IS REQUIRED IN SECTION 9.22.1. IT SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 9.22.1. THROUGH 9.22.1.1.

9.23 EXTERIOR WALLS: INSULATION IS REQUIRED IN SECTION 9.23.1. IT SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 9.23.1. THROUGH 9.23.1.1.

9.24 INTERIOR WALLS: INSULATION IS REQUIRED IN SECTION 9.24.1. IT SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 9.24.1. THROUGH 9.24.1.1.

9.25 CEILING: INSULATION IS REQUIRED IN SECTION 9.25.1. IT SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 9.25.1. THROUGH 9.25.1.1.

9.26 FLOORS: INSULATION IS REQUIRED IN SECTION 9.26.1. IT SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 9.26.1. THROUGH 9.26.1.1.

9.27 ROOFS: INSULATION IS REQUIRED IN SECTION 9.27.1. IT SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 9.27.1. THROUGH 9.27.1.1.

9.28 EXTERIOR WALLS: INSULATION IS REQUIRED IN SECTION 9.28.1. IT SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 9.28.1. THROUGH 9.28.1.1.

9.29 INTERIOR WALLS: INSULATION IS REQUIRED IN SECTION 9.29.1. IT SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 9.29.1. THROUGH 9.29.1.1.

9.30 CEILING: INSULATION IS REQUIRED IN SECTION 9.30.1. IT SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 9.30.1. THROUGH 9.30.1.1.

9.31 FLOORS: INSULATION IS REQUIRED IN SECTION 9.31.1. IT SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 9.31.1. THROUGH 9.31.1.1.

9.32 ROOFS: INSULATION IS REQUIRED IN SECTION 9.32.1. IT SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 9.32.1. THROUGH 9.32.1.1.

9.33 EXTERIOR WALLS: INSULATION IS REQUIRED IN SECTION 9.33.1. IT SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 9.33.1. THROUGH 9.33.1.1.

9.34 INTERIOR WALLS: INSULATION IS REQUIRED IN SECTION 9.34.1. IT SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 9.34.1. THROUGH 9.34.1.1.

9.35 CEILING: INSULATION IS REQUIRED IN SECTION 9.35.1. IT SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 9.35.1. THROUGH 9.35.1.1.

9.36 FLOORS: INSULATION IS REQUIRED IN SECTION 9.36.1. IT SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 9.36.1. THROUGH 9.36.1.1.

9.37 ROOFS: INSULATION IS REQUIRED IN SECTION 9.37.1. IT SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 9.37.1. THROUGH 9.37.1.1.

9.38 EXTERIOR WALLS: INSULATION IS REQUIRED IN SECTION 9.38.1. IT SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 9.38.1. THROUGH 9.38.1.1.

9.39 INTERIOR WALLS: INSULATION IS REQUIRED IN SECTION 9.39.1. IT SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 9.39.1. THROUGH 9.39.1.1.

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9.42 ROOFS: INSULATION IS REQUIRED IN SECTION 9.42.1. IT SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 9.42.1. THROUGH 9.42.1.1.

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9.100 CEILING: INSULATION IS REQUIRED IN SECTION 9.100.1. IT SHALL COMPLY WITH THE REQUIREMENTS FOUND IN SECTION 9.100.1. THROUGH 9.100.1.1.

**Beedle | Development Group**

3030 DELAMORE AVENUE, SURREY, B.C. V3R 4S4  
TEL: 604-450-0021 FAX: 604-450-0048

**CHIP BARRETT ARCHITECT**

11111 111 AVENUE, VANCOUVER, B.C. V6P 1A1  
TEL: 604-681-1111 FAX: 604-681-1111

**D.FORCE DESIGN INC.**

2020A ALLANBY STREET, ABERTSFORD, B.C. V2R 3J9  
TEL: 604-857-8888 FAX: 604-857-8888

**COVER SHEET**

PROJECT: PROPOSED BUILDING FOR: WEIR MINERALS

ADDRESS: 18933 34a AVENUE, SURREY, B.C.

DRAWING: A-0

DATE: 01/15/2018

DESCRIPTION: COVER SHEET

REVISIONS:

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PROJECT: PROPOSED BUILDING FOR: WEIR MINERALS

ADDRESS: 18933 34a AVENUE, SURREY, B.C.

DRAWING: A-0

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DESCRIPTION: COVER SHEET

REVISIONS:

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CIVIC ADDRESS:	18495 54a AVENUE, SURREY, B.C.
LEGAL DESCRIPTION:	LOT 19 SECTION 29 TOWNSHIP 7 PLAN EPP41342 NAD PID: 024-430-372
EXISTING ZONING:	CD

NET LOT AREA: 25 541.76 m<sup>2</sup> / 2.554 ha [5.89 ACRES / 255,434.55 sq.ft.]  
 PROPOSED BUILDING AREA (FOOTPRINT): 10 141.11 m<sup>2</sup> [104,58 sq.ft.]  
 SITE COVERAGE: 60% MAX. 43.0 %

F.A.R.: 10 141.11 m2 FOOTPRINT + 316.33 m2 FUT. 2ND FLR. / 23 391.76 m2 = 0.452

SETBACKS: MIN. PROPOSED

SIDE (EAST):	16m [ 52.0' ]	43.07 m [ 141.88' ]
SIDE (WEST):	7.5m [ 25.0' ]	14.30 m [ 47.86' ]
REAR (NORTH):	7.5m [ 25.0' ]	14.74 m [ 49.49' ]
FRONT (SOUTH):	7.5m [ 25.0' ]	7.62 m [ 25.00' ]

\* ONE SIDE YARD SETBACK MAY BE REDUCED TO 0 IF THE SIDE YARD ABUTS LAND WHICH IS COMMERCIAL OR INDUSTRIAL

HEIGHT: 14.0M [ 45.0' ] MAX. 9.75m [ 34'-0" ]

PARKING REQUIRED:  
 $114,833 \text{ s.f. (INCLUDES FUT 2ND FLR)} / 1,075 = (106.82) 107 \text{ STALLS}$   
 (20% SMALL CAR ALLOWED = 21 STALLS)

PARKING PROVIDED: 114 STALLS  
(INCL. 4 SMALL CAR STALLS)



**CHIP BARRETT ARCHITECT**  
100-3200 MAJOR CREEK CIRCLE, C. 135-0348  
PHILADELPHIA, PA. 19104  
TEL: 215-381-7222 FAX: 215-381-7227  
IN ASSOCIATION WITH

**D.FORCE DESIGN INC.**  
2850A ALLIANCE STREET, ARLINGTON, N.J. 08012-2400  
TEL: 908-261-0300 FAX: 908-261-0304  
WWW.DFDESIGN.COM

The drawing is an inventory of services in the property of GDS that is intended to give each of the following entities a general overview of the services that GDS provides. The drawing is not intended to be a detailed description of the services that GDS provides, nor is it intended to be a detailed description of the services that GDS provides. The drawing is intended to be a general overview of the services that GDS provides.

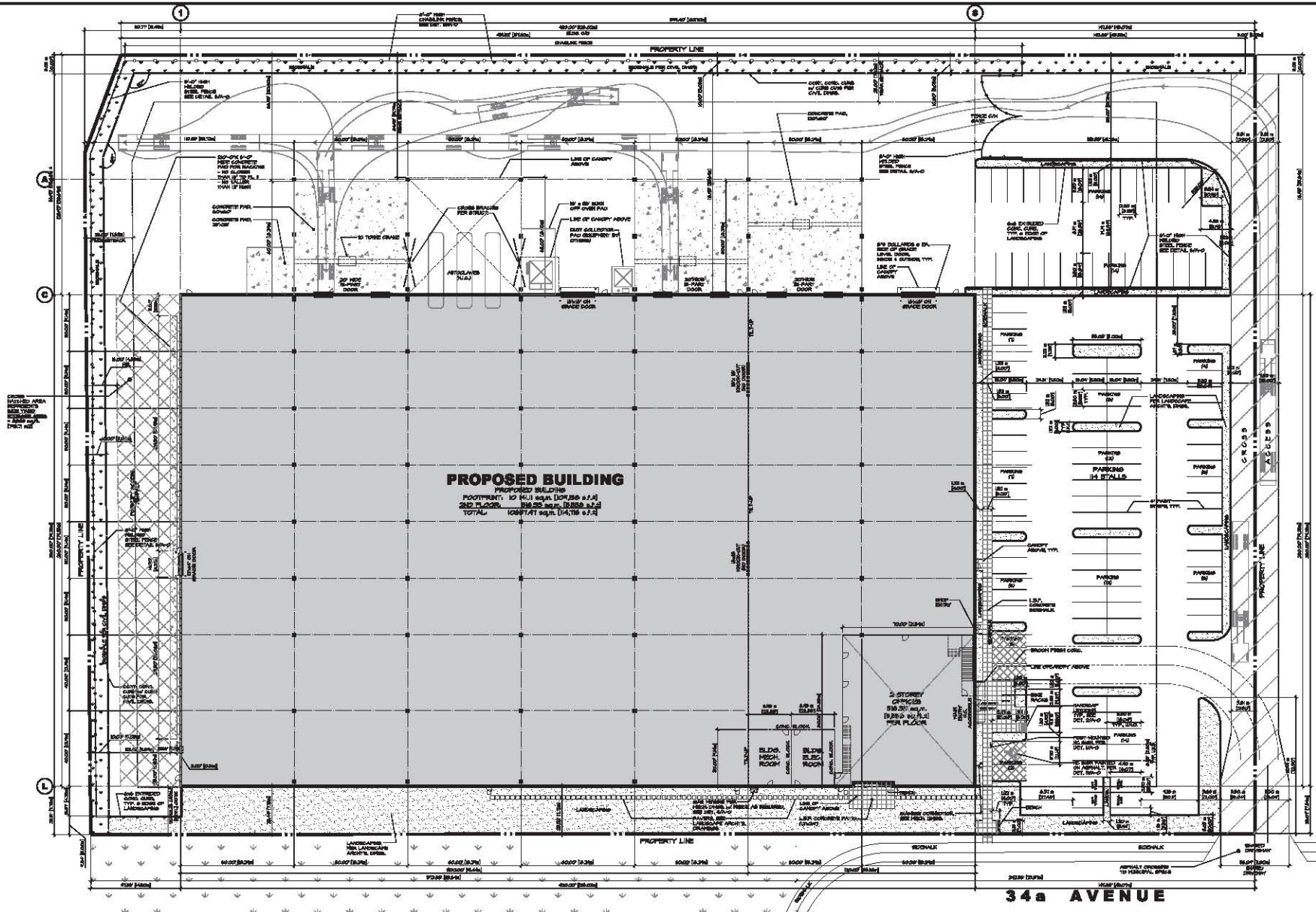
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PROPOSED  
BUILDING for:  
**WEIR MINERALS**

**CONTEXT PLAN & DEVELOPMENT DATA**

DECL.	CRUSH	JOHN NO.
	C.F.A.M.	62-080
	CDS-MS	
	CHECKED	
	C.B.	
	PLST DATE JUL 22 56	
PROJECT - ENHANCING REARER.		REV.
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**PROPOSED BUILDING**  
 PROPOSED BUILDING  
 FOOTPRINT: 10' H.I. sqn. (10' x 10')  
 20' T.O. 10' H.I. sqn. (20' x 10')  
 TOTAL: 10' H.I. sqn. (10' x 10')

**34a AVENUE**



**GENERAL NOTES**

1. EXISTING BUILDING AND STRUCTURES SHALL BE DEMOLISHED FOR FINAL LOCATION.
2. CONTRACTOR TO PROVIDE PROTECTIVE EROSION CONTROL MEASURES TO PREVENT EROSION AND SEDIMENTATION FROM THE CONSTRUCTION SITE.
3. CONTRACTOR TO PROVIDE PROTECTIVE EROSION CONTROL MEASURES TO PREVENT EROSION AND SEDIMENTATION FROM THE CONSTRUCTION SITE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO.
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20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO.

3030 GILMORE DRIVE, BURNHAM, ILL. 60634  
 TEL: 847.482.5527 FAX: 847.482.7548

1111 N. LAUREL STREET, CHICAGO, ILL. 60610  
 TEL: 312.467.1111 FAX: 312.467.1112

2838A ALLIANCE STREET, AUSTIN, TEXAS 78702  
 TEL: 800.807.8888 FAX: 800.807.8888

**PROPOSED BUILDING for: WEIR MINERALS**

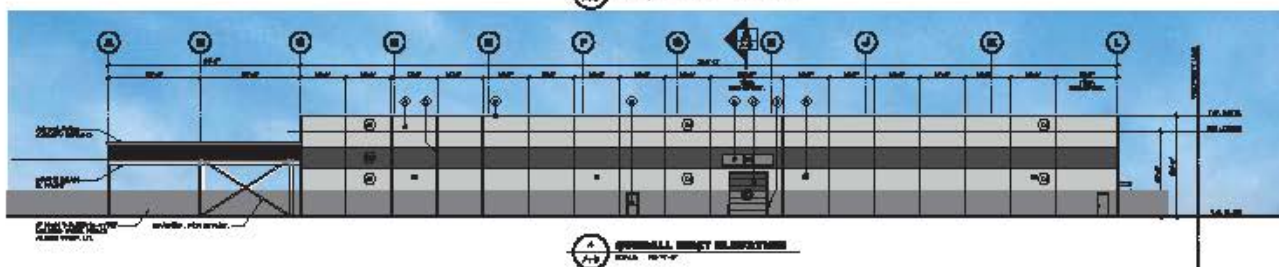
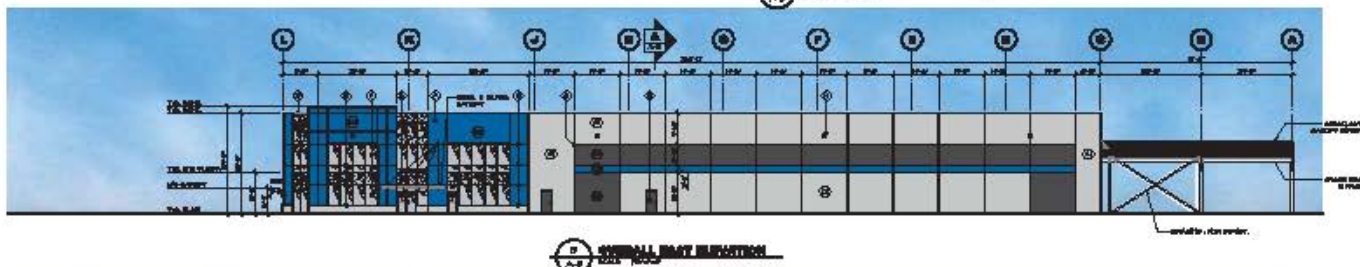
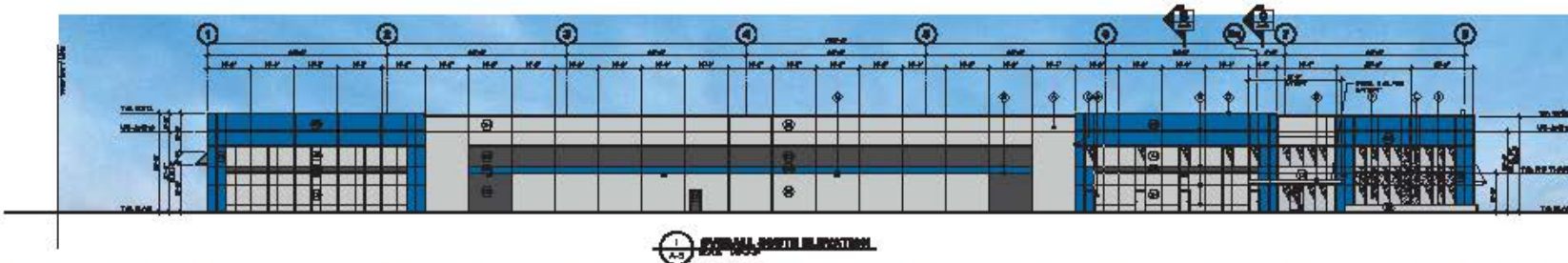
ARCHITECT: 1111 N. LAUREL STREET, CHICAGO, ILL. 60610  
 ENGINEER: 1111 N. LAUREL STREET, CHICAGO, ILL. 60610

**SITE PLAN**

DATE: JUL 26 2016

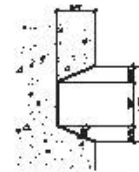
SCALE: 1" = 20'-0"

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Beeble | Development Group

THE NEW YORK PUBLIC LIBRARY  
ASTOR LENOX TILDEN FOUNDATION  
500 5TH AVENUE  
NEW YORK, N.Y. 10018

**CHIP BARRETT ARCHITECT**  
31-400 100TH AVE. SUITE 100, T28 144  
EDMONTON, ALBERTA T6C 2S5 CANADA  
TEL: 780-443-1155 FAX: 780-443-7533

**SECRET**

本公司在 2013 年 12 月 31 日及 2014 年 6 月 30 日，均无受限资产。

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**BUILDING FOR  
WEIR MINERALS**

**STUDY**  
**CHLORINE DISINFECTION**

NAME  ADDRESS  CITY  STATE  ZIP  PHONE NO.	MR. _____ MRS. _____ MISS _____ DR. _____ OTHER _____	MR. _____ MRS. _____ MISS _____ DR. _____ OTHER _____
	COMPANY NAME _____	
	TITLE _____	
	PHONE NO. _____	
	FAX NO. _____	
FAX-TO - PHONE NUMBER <b>A-5c</b>		PAGE <b>1</b>









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**TO: Manager, Area Planning & Development  
- South Surrey Division  
Planning and Development Department**

**FROM: Development Services Manager, Engineering Department**

**DATE: January 22, 2015** **PROJECT FILE: 7814-0312-00**

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**RE: Engineering Requirements (Commercial/Industrial)  
Location: 3515 - 192 Street /now 18933 34A Avenue**

### **DEVELOPMENT PERMIT**

Engineering requirements relative to issuance of the Development Permit are as follows:

- Register an Access Easement between 18933 – 34A Avenue and 3473 – 190 Street.

### **BUILDING PERMIT**

The following are to be addressed prior to issuance of the Building Permit:

- Completion and acceptance of Surrey Project 7812-0159-00;
- Evaluate services (e.g. driveways, water connections, sanitary sewer connections, storm water drainage) provided to the site by 7812-0159-00 and address through the BP process;
- Relocation of service connections as required and abandonment of redundant service connections as required;
- Relocation of curb letdown to proposed new location and associated modification to drainage features if required; and
- Design/Construction of onsite infiltration and water treatment features as per Campbell Heights Land Use Plan requirements and as described in servicing plans under City project 7812-0159-00 and Restrictive Covenants on title.

The applicant is advised to review the registered sustainable drainage and water quality control restrictive covenants prior to submitting building permit application.



Rémi Dubé, P.Eng.  
Development Services Manager

LR

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0312-00

Issued To: CITY OF SURREY

("the Owner")

Address of Owner: 13450 - 104 Avenue  
Surrey, BC V3T 1V8

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 029-430-372  
Lot 19 Section 28 Township 7 New Westminster District Plan EPP41342

18933 - 34A Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section J.6 of Special Regulations of "Comprehensive Development Zone (CD)" (By-law No. 17146) for lands within Outdoor Storage Area B, outdoor storage may be located within the side yard and screened to a height of at least 2.5 metres [8 feet] by permeable semi-transparent (picket) metal decorative fencing.
4. This development variance permit applies to only that portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

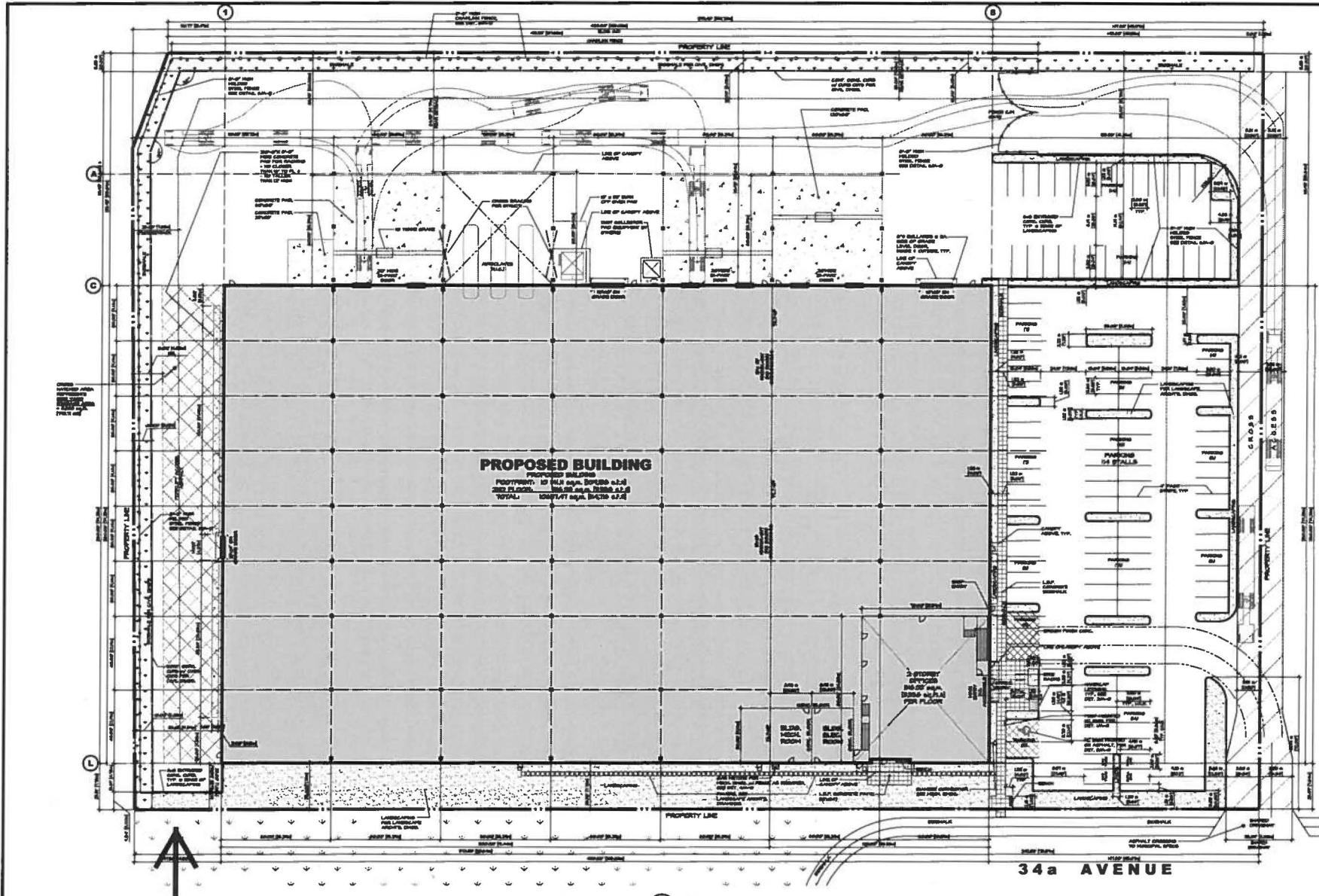
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20   .  
ISSUED THIS      DAY OF      , 20   .

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Mayor – Linda Hepner

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City Clerk – Jane Sullivan



Outdoor storage (indicated by the hatched marking above) may be located within the side yard area and screened to a height of at least 2.5 metres by permeable, semi-transparent (picket) metal decorative fencing.



#### GENERAL NOTES

1. BUILDING SHALL BE CONSTRUCTED AND FINISHED TO MEET ALL CITY AND PROVINCIAL REQUIREMENTS FOR CONSTRUCTION AND FINISHES. ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE CITY ENGINEER AND PROVINCIAL ENGINEER. ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE CITY ENGINEER AND PROVINCIAL ENGINEER. ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE CITY ENGINEER AND PROVINCIAL ENGINEER.
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PROJECT	
PROPOSED BUILDING FOR WEIR MINERAL	
PREPARED BY: ANNE, BARRY & CO.	
DATE: 10/10/2010	
SITE PLAN	
SCALE: 1" = 20'	
DATE: 10/10/2010	
PROJECT: 100000 S.F. TOTAL	
A-1	1

**Beedle Development Group**  
3000 BLANCKE CROWN BLVD. SUITE 200  
TEL: 804 432-2221 FAX: 804 432-7248

**CHIP BARRETT ARCHITECT**  
10000 S.F. TOTAL  
D.F. FORCE DESIGN INC.  
10000 S.F. TOTAL  
10000 S.F. TOTAL

SCHEDULE A